

FOR SUBLEASE | FLEXIBLE INDUSTRIAL SPACE CONFIGURATION

625 N. HIGHWAY DRIVE

FENTON, MO 63026



**133,400 SF
AVAILABLE**

**CLIMATE CONTROLLED
SHELL OFFICE/
WAREHOUSE**

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FENTON, MO 63026

Jake Corrigan, SIOR
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Vince Bajardi, CCIM, SIOR
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BUILDING FEATURES

BUILDING SIZE:	133,400 SF
OFFICE SF:	38,988 SF Shell Office (w/Mezz)
TEMP CONTROL:	Fully Climate Controlled
CONFIGURATION:	Rear Loaded*
PARKING STALLS:	230 (9'x19')
COLUMN BAY SPACING:	46'w x 50'd
CLEAR HEIGHT:	28'1"
DOCK DOORS:	5 - Seals, Levelers and Bumpers*
DRIVE-IN DOORS:	2 - 12'x14' with ramp
BUILDING ELECTRICAL:	2,500 AMP's; 480 V
FIRE PROTECTION:	ESFR system
CONSTRUCTION:	Tilt-up concrete
DATE AVAILABLE:	Q2-2025
TERM THROUGH:	November 30, 2033

Join industry-leading neighbors like Amazon, 1st Phorm, Grey Eagle Distributors, Beckwood, Strive, Killark, BJC Healthcare and Wally's!



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120 S. Central Ave. | Ste. 500 | St. Louis, MO 63105

The information contained herein is not warranted, although it has been obtained from the owner of the property or from other sources that we deem reliable. It is subject to change without notice. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.

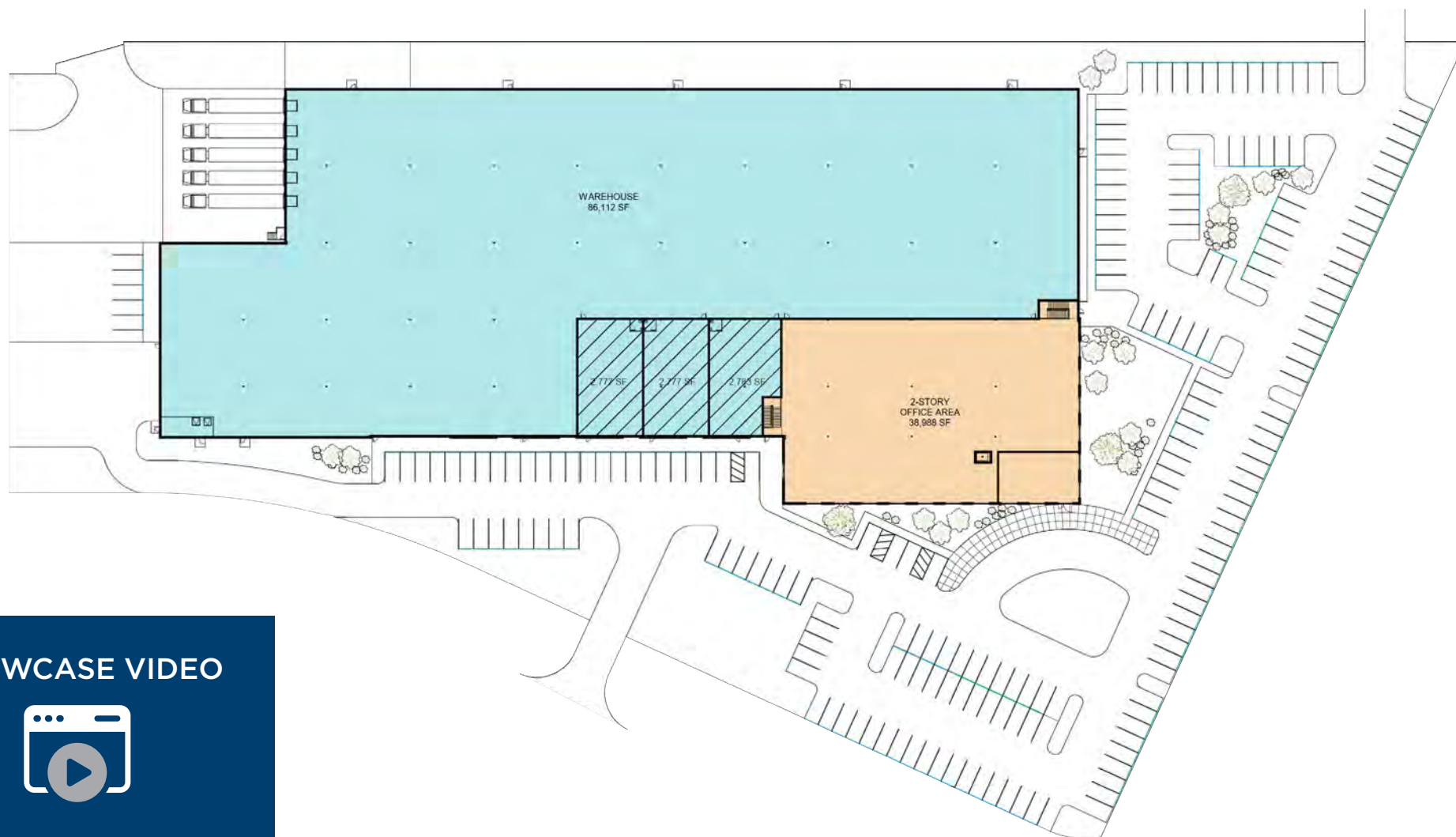
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SHOWCASE VIDEO



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